

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, February 7, 2017**  
**Bucksport Town Office**  
**50 Main Street**

**AGENDA**

- 1. Roll Call**  
 Mary Jane Bush                       Steve Feite                       George Hanson  
 Brian MacDonald                       Christopher Johnson                       Edward Belcher (Chair)  
 David Grant
- 2. Review and Acceptance of Minutes:** December 6, 2016 Minutes (The January 3, 2017 meeting was cancelled due to weather)
- 3. Chair's Report**
- 4. Code Enforcement Officer's Report**
- 5. Limited Public Forum:** An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.
- 6. Unfinished Business:** None
- 7. New Business:**
  - A. Application for approval of a new land use and site development on Silver Lake Road, tax map 1 lot 63. The Applicant proposes to develop the property with a 4,000 sq. ft. place of worship, a 43-space parking lot, a septic system and a drilled well. Applicant: Bucksport United Methodist Church
- 8. Administrative Business:**
  - A. Elections
  - B. Addressing retail marijuana establishments and social clubs in Appendix K
  - C. Addressing zoning provisions for educational land uses in Appendix K
  - D. Request from DEP for land use information in the DTS District
- 9. Discussion**
- 10. Adjournment**

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**50 Main Street**

**MINUTES**

1. **Roll Call:** The code enforcement officer called the roll. The following members were present (if box is checked):

<input type="checkbox"/> Mary Jane Bush	<input checked="" type="checkbox"/> Steve Feite	<input checked="" type="checkbox"/> George Hanson
<input checked="" type="checkbox"/> Brian MacDonald	<input checked="" type="checkbox"/> Christopher Johnson	<input checked="" type="checkbox"/> Edward Belcher (Chair)
<input checked="" type="checkbox"/> David Grant		

Staff present : Jeff Hammond Code Enforcement Officer

2. **Review and Acceptance of Minutes:** December 6, 2016 Minutes (The January 3, 2017 meeting was cancelled due to weather)

MOTION: (Belcher) To accept the minutes as prepared.

SECOND: (Feite)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

3. **Chair's Report:** None

4. **Code Enforcement Officer's Report:** The CEO reported on efforts to obtain a grant to help restore Wilson Hall, and proposed changes to seating in the council chambers.

5. **Limited Public Forum:** An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.

No comments were submitted.

6. **Unfinished Business:** None

7. **New Business:**

**A. Application for approval of a new land use and site development on Silver Lake Road, tax map 1 lot 63. The Applicant proposes to develop the property with a 4,000 sq. ft. place of worship, a 43-space parking lot, a septic system and a drilled well.**

**Applicant: Bucksport United Methodist Church**

Pastor Peter Remick and engineer Andrew McCullough were present to represent the applicant.

The CEO conducted an introductory presentation to identify the site and explain why the application required planning board approval. The CEO noted that department directors reviewed the application and expressed no concerns. Abutters were notified, but none expressed any concerns.

Mr. McCullough answered general questions from the board about shoreland zoning on the property, church hours and plans for paving.

The board determined that no member had a bias that would require their recusal from the application review.

The public was invited to comment. No comments were submitted.

The board then commenced the application review.

#### ENVIRONMENT STANDARDS

The board reviewed the following environment standards:

- 1) Soils are suitable for the land use.  
DOCUMENTATION: A soils report was submitted.
- 2) Stormwater runoff from the land use is minimized to the greatest practical extent and adequately managed to reduce the risk of relevant detrimental effects.  
DOCUMENTATION: BMPs were detailed..
- 3) Soil that may be exposed during any soil disturbance activity of the land use is adequately protected from unreasonable erosion and sedimentation.  
DOCUMENTATION: The application included an erosion and sedimentation control plan.
- 4) Surface and subsurface waters are adequately protected from the detrimental effects of any water pollutant from the land use.  
DOCUMENTATION: A septic system design was submitted.

#### SPECIAL AREAS STANDARDS

The board found that there were no applicable special areas standards to review.

#### LOCAL AREAS STANDARDS

The board reviewed the following local areas standards:

- 2) The land use is appropriately separated and shielded from abutting land uses and public or private ways to adequately mitigate any relevant detrimental effect.  
DOCUMENTATION: Existing vegetation along the road is to be preserved. No additional buffers were proposed or required.
- 4) Any relevant detrimental effects of artificial lighting from the land use are adequately mitigated.  
DOCUMENTATION: The board noted that lights will be directed downward.

#### PUBLIC SAFETY STANDARDS

The board reviewed the following public safety standards:

- 1) The quantity and quality of public and private drinking water supplies are adequately protected from any relevant detrimental effects of the land use.  
DOCUMENTATION: A drilled well will be provided and will be subject to state regulation as a public water supply.
- 5) The proper management of solid wastes is adequately protected from any relevant detrimental effects of the land use.  
DOCUMENTATION: The applicant stated that waste will be transported to the transfer station as necessary.
- 6) The safety and sufficiency of streets and sidewalks are adequately protected from any relevant detrimental effects of the land use.

DOCUMENTATION: The site is provided with sufficient site distances at the entrance. The board did not require any traffic study or the need to address traffic signage at the nearby School Street intersection, which is currently marked with a yield sign.

#### SPECIFIC USES STANDARDS

DOCUMENTATION: The board noted that parking requirements identified in section 13.15.8.12 will be met and exceeded. 33 spaces are required and 44 are shown on the plan, including ADA spaces.

#### DIMENSIONS

DOCUMENTATION: The board noted that the required minimum setback in the R1 District is 25 feet, and the plan shows it will be met. The setback for the parking lot is 10 feet, and the plan shows this will be met also.

Upon completion of their standards review, the board conducted the findings.

MOTION: (Hanson) To find that there is clear and convincing evidence in the record to support the conclusion that the applicable environment standards have been met.

SECOND: (Feite)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

The board found during their application review that there were no applicable special areas standards, so a vote was not required for a final finding on these standards.

MOTION: (Hanson) To find that there is clear and convincing evidence in the record to support the conclusion that the applicable local areas standards have been met.

SECOND: (MacDonald)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

MOTION: (MacDonald) To find that there is clear and convincing evidence in the record to support the conclusion that the applicable public safety standards have been met.

SECOND: (Johnson)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

MOTION: (Johnson) To find that there is clear and convincing evidence in the record to support the conclusion that the applicable specific uses standards have been met.

SECOND: (Hanson)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

MOTION: (Belcher) To find that there is clear and convincing evidence in the record to support the conclusion that the applicable dimensions standards have been met.

SECOND: (Hanson)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

Upon conclusion of the findings, the applicant was informed that their application had been approved and a land use permit would be mailed.

**8. Administrative Business:****A. Elections**

MOTION: (Hanson) To nominate Brian MacDonald to serve as Chair in 2017.

SECOND: (Johnson)

DISCUSSION: None

VOTE: 5-0-1 MOTION ADOPTED (Member MacDonald abstained)

MOTION: (Hanson) To nominate Steve Feite to serve as Secretary in 2017.

SECOND: (Johnson)

DISCUSSION: None

VOTE: 5-0-1 MOTION ADOPTED (Member Feite abstained)

**B. Addressing retail marijuana establishments and social clubs in Appendix K**

The CEO explained that the town has adopted a moratorium on retail marijuana establishments and social clubs, but will need to decide if these uses should be allowed in Bucksport. They are considered land uses, so the board will need to address that in the land use ordinance. The CEO asked the board to think about whether or not these uses should be allowed and, if so, where they should be allowed. No action was taken by the board at this time.

**C. Addressing zoning provisions for educational land uses in Appendix K**

The board did not take up this item. It will be discussed at the next meeting.

**D. Request from DEP for land use information in the DTS District**

The CEO updated the board on discussions taking place with DEP regarding the board's letter seeking approval of changes to dimensional standards in the DTS District. DEP has asked for a number of land uses the town believes should be possible to locate in the district based on a minimum lot size of as little as 1,000 sq. ft. The board did not arrive at a number, but instead revised their request of a zero minimum lot size after discussion. The board is now requesting a minimum lot size of 1,000 sq. ft., to apply to each principal structure rather than the uses in the structure. The request was made in the form of a motion:

MOTION: (Johnson) To request approval of a minimum lot size of 1,000 sq. ft., to apply to each principal structure rather than the uses in the structure

SECOND: (MacDonald)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

The CEO will forward this request to DEP for their consideration.

**9. Discussion: None****10. Adjournment: 8:07 PM**

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary